



DEPARTMENT OF PLANNING AND BUILDING

Monthly Activity Report

September 2009

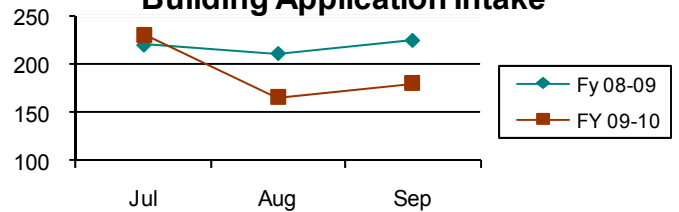
Monthly statistics at a glance

Building Permit Activity

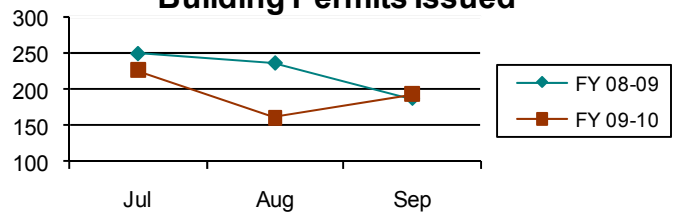
We started the 09-10 fiscal year with a small increase in the number of new applications. Permit numbers are still lower overall than in FY 07/08. This is a clear reflection of the overall housing and development market.

Although the month of August showed a steep decrease in the number of permits submitted and issued, past months showed that permit activity remained steady from FY 08/09. This was showing that the downward trend may have flattened out. However, if the trend of activity in August continues, it could mean that permit activity is still decreasing.

Building Application Intake



Building Permits Issued

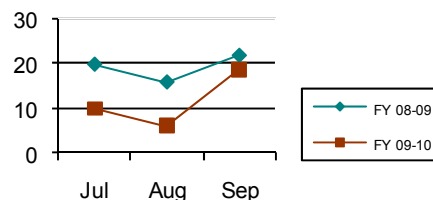


Land Use Permit Activity

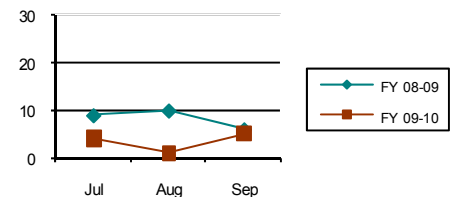
New applications for land use and land division permits are also leveling out. Land use and land division applications have seen less of a decrease than what we have seen in construction activity, although new subdivision applications did decrease significantly in August.

Land use and land division applications are typically required prior to construction. We still believe that many applicants are getting necessary approvals to be ready to construct when the market begins to turn around.

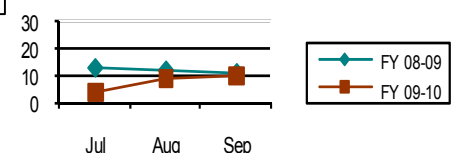
Environmental Documents Issued



Subdivision Application Intake



Land-use Application Intake



September 2009

Building Permit Activity

BUILDING PERMITS ISSUED	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Single-Family	20	15	66 (66 DU*)	106 (DU)	(38%)
Multi-Family	0	0	1 (0 DU)	3 (11 DU)	(67%)
Commercial/Public	3	7	18 (1 DUMU)	25 (0 DUMU)	(28%)
Residential Adds/Alts	30	33	94	128	(26%)
Commercial Adds/Alts	4	15	9	36	(75%)
Grading	8	4	18	23	(22%)
Demolitions	12	11	26 (16 DU)	31 (19 DU)	(16%)
Miscellaneous	117	103	281	323	(13%)
TOTAL PERMITS ISSUED	194	188	513	675	(24%)
ISSUED PERMIT VALUATION	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	%Increase (Decrease)
Single-Family	5,488,750	2,237,624	17,308,326	18,749,118	(7%)
Multi-Family	0	0	6,063	1,616,107	(99%)
Commercial/Public	138,700	1,284,018	1,456,023	5,271,333	(72%)
Residential Adds/Alts	1,640,911	541,152	4,478,754	2,714,453	65%
Commercial Adds/Alts	51,108	935,731	1,325,250	1,451,648	(9%)
Demolitions	11,650	13,833	39,133	679,857	(95%)
Miscellaneous	3,160,719	1,210,909	27,899,897	8,188,931	240%
TOTAL VALUATION	10,491,838	6,723,267	52,513,446	38,671,447	36%
BUILDING APPLICATION INTAKE	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Single-Family	18	21	42 (42 DU)	52 (DU)	(19%)
Multi-Family	0	1	1 (0 DU)	2 (DU)	(50%)
Commercial/Public	6	5	19 (0 DUMU)	27 (0 DUMU)	(30%)
Residential Adds/Alts	27	43	79	133	(41%)
Commercial Adds/Alts	9	11	18	38	(53%)
Demolitions	8	16	22 (12 DU)	34 (23 DU)	(38%)
Grading	2	7	15	24	(37%)
Miscellaneous	111	121	321	346	(7%)
TOTAL APPLICATION INTAKE	181	225	516	656	(21)%
BUILDING PERMITS FINAL	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Single-Family	32	60	93 (DU)	167 (DU)	(44%)
Multi-Family	0	2	1 (DU)	3 (DU)	(67%)
Commercial/Public	11	5	28 (0 DUMU)	27 (0 DUMU)	4%
Residential Adds/Alts	43	40	132	178	(26%)
Commercial Adds/Alts	7	11	20	40	(50%)
Demolitions	10	7	25 (14 DU)	33 (21 DU)	(24%)
Grading	11	8	34	39	(13%)
Miscellaneous	103	88	290	341	(15%)
TOTAL PERMITS FINAL	217	221	623	828	(25%)

September 2009

Public Contact

Client Contacts:	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Appointments	53	44	168	134	25%
Walk-In Clients	1,265	1,207	3,652	3,706	(1%)
Letters, Emails, Etc	361	389	1,038	1,152	(10%)
Pre-Application Meetings	7	9	16	25	(36%)
Public Information Phone Calls Returned	497	699	1,737	2,050	(15%)

Website Public Information Services

Average Website Hits Per Day:	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
GIS Inter-Active Website	NA	141	101	132	NA

Building Workload

Building Activity:	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Number of Inspection Stops	1,066	1,544	3,359	4,849	(31%)
Number of Plan Checks Completed	456	403	1,340	1,440	(7%)
Automated Inspection Scheduling	756	1,109	2,307	3,411	(32%)
Average Processing Time	4 weeks	5 weeks	4 weeks	5 weeks	(20%)
Fast Track to First Review	8 days	10 days	10 days	13 days	18%

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Environmental Documents Summary

	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Private Projects:					
Negative Declarations/Mitigated Negative Declarations	7	13	18	26	(31%)
Exemptions (Categorical and General Rule)	11	9	16	30	(47%)
County Projects:					
Negative Declarations/Mitigated Negative Declarations	1	0	1	2	(50%)
Exemptions (Categorical and General Rule)	0	0	0	0	0%
EIR's in process	31	32	31	28	9%

Appeals Received

	This Month	Same Month Last Year	F/& 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Negative Declaration	0	0	0	7	(100%)
Planning Commission Decisions	0	1	16	3	433%
Subdivision Review Board Decisions	0	0	1	0	100%
Hearing Officer Decisions (PDH)	0	1	1	4	(75%)

Code Enforcement Case Summary

	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Cases Initiated	57	57	155	193	(20%)
Cases Closed	44	36	130	112	16%
Average Time to Resolve	139	218	139	218	(36%)
% of Proactive Cases	55%	67%	56%	60%	(7%)
Vehicles Towed	4	2	11	12	(8%)
Vehicle Inspections	12	14	33	26	27%
Notice of Violation	17	8	36	28	29%

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Planning Application Submittals

New Applications Submitted:	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Ag Preserves	14	0	21	0	700%
General Plan/Ordinance Amendments	0	0	0	2	(100%)
LAFCo Referrals	0	0	0	0	0%
Conditional Use Permits/Development Plans	3	1	4	8	(44%)
Minor Use Permits	5	10	14	25	(40%)
Variances	1	0	1	0	100%
Site Plans	1	0	3	2	50%
Curb, Gutter & Sidewalk Waivers	0	0	1	1	0%
Grading Permits (for Environmental Review)	2	6	9	9	0%
Tract Maps	0	0	0	0	0%
Tract Maps/Conditional Use Permits/Development Plans	0	1	0	2	(100%)
Parcel Maps	1	1	2	5	(60%)
Parcel Maps/Conditional Use Permits/Development Plans	1	0	1	0	0%
Receiving Site/Map	0	0	0	0	0%
Lot Line Adjustment	1	1	2	3	(33%)
Road Exception Request	1	0	0	1	100%
Public Lots	0	1	0	1	(100%)
Certificates of Compliance/Conditional Certs	0	2	1	5	(80%)
Voluntary Mergers	1	0	3	9	(67%)
Road Naming	0	1	2	2	0%
Road Abandonment	0	0	0	0	0%
TOTAL NEW APPLICATIONS	31	25	65	75	13%

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Planning Public Hearings Appearance Summary

	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Board of Supervisors — Total	11	8	36	36	0%
General Plan/Ordinance Amendments	0	3	4	11	(64%)
Agricultural Preserves	0	0	0	0	0%
Appeals	2	1	11	6	83%
Other Items	6	4	8	10	(20%)
Consent Items	3	0	13	9	44%
Planning Commission — Total	9	9	26	32	(19%)
Conditional Use Permit/Dev Plans	0	7	3	12	(75%)
Minor Use Permits	0	0	0	0	0%
Variances	0	1	1	1	0%
Tract Maps	1	1	1	8	(88%)
General Plan/Ordinance Amendments	4	0	11	2	450%
Appeal	0	0	0	0	0%
Consent Items (time ext, GP conformity re- ports, AG Preserves)	4	0	10	9	11%
Subdivision Review Board — Total	2	2	11	20	(45%)
Parcel Maps	2	0	7	5	40%
Lot Line Adjustments—Coastal	0	1	2	3	(33%)
Conditional Certificates	0	1	0	1	(100%)
Consent Items (time ext, public lots)	0	0	2	11	(82%)
Planning Department Hearings — Total	14	16	35	38	(8%)
Minor Use Permits:					
Residential Single Family	2	1	6	3	100%
Residential Additions	0	6	7	12	(42%)
Residential Multi Family	0	0	0	0	0%
Commercial/Industrial/Office	0	0	0	0	0%
Miscellaneous	6	1	16	12	33%
Road Names	3	0	3	0	0%
Lot Line Adjustments—Inland	3	8	3	11	(73%)
Appeal of Admin Fine	0	0	0	0	0%
Airport Land Use Commission — Total	0	2	5	7	(29%)
Projects Reviews	0	2	5	7	(29%)
TOTAL ALL PROJECTS	36	37	113	133	(15%)